042.0 Map | 0006 Block | 0013.0 Lot | 1 of 1 CARD | Residential | ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	859,400	/	859,400
USE VALUE:	859,400	/	859,400
ASSESSED:	859,400	/	859,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		PALMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHARPE LINDA M--ETAL
Owner 2:	SHARPE THEODORE W
Owner 3:	
Street 1:	51 PALMER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MUZYKA LINDA M--ETAL -
Owner 2:	SHARPE THEODORE W -
Street 1:	51 PALMER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .121 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 1853 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5280.000	394,300	2,400	462,700	859,400
Total Card	0.121	394,300	2,400	462,700	859,400
Total Parcel	0.121	394,300	2,400	462,700	859,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 463.79 | /Parcel: 463.79

Legal Description

Entered Lot Size | Total Land: | Land Unit Type:

User Acct 29613

GIS Ref

GIS Ref

Insp Date 05/09/18

!3593!

PREVIOUS ASSESSMENT

Parcel ID 042.0-0006-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	394,300	2400	5,280.	462,700	859,400		Year end	12/23/2021
2021	101	FV	382,200	2400	5,280.	462,700	847,300		Year End Roll	12/10/2020
2020	101	FV	382,200	2400	5,280.	462,700	847,300	847,300	Year End Roll	12/18/2019
2019	101	FV	288,100	2400	5,280.	491,600	782,100	782,100	Year End Roll	1/3/2019
2018	101	FV	247,500	2400	5,280.	358,600	608,500	608,500	Year End Roll	12/20/2017
2017	101	FV	247,500	2400	5,280.	312,300	562,200	562,200	Year End Roll	1/3/2017
2016	101	FV	247,500	2400	5,280.	266,100	516,000	516,000	Year End	1/4/2016
2015	101	FV	241,200	2400	5,280.	260,300	503,900	503,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:19:14

LAST REV

Date	Time
06/11/18	09:53:11
apro	

SALES INFORMATION

TAX DISTRICT | PAT ACCT. 3593

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MUZYKA LINDA M-	53690-59		10/19/2009	Family	1	No	No		
	19227-205		7/1/1988		268,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/14/2017	2029	Heat App	16,000	C				
6/10/1999	330	Wood Dec	4,800					4X9 WOOD DECK
7/14/1994	342	Manual	3,200					REPAIR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
5/9/2018	Inspected	BS	Barbara S
4/20/2018	MEAS&NOTICE	BS	Barbara S
1/13/2009	Meas/Inspect	294	PATRIOT
2/15/2000	Mailer Sent		
2/15/2000	Meas/Inspect	197	PATRIOT
8/16/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	29613
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5280		Sq. Ft.	Site		0	80.	1.10	1									462,722						462,700	

Total AC/HA:	0.12121	Total SF/SM:	5280	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	462,722	Spl Credit		Total:	462,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.21664858
Const Adj.:	0.99989998
Adj $ / SQ:	158.149
Other Features:	79651
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	484416
Depreciation:	90101
Depreciated Total:	394314

COMMENTS

UAT UNFIN.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

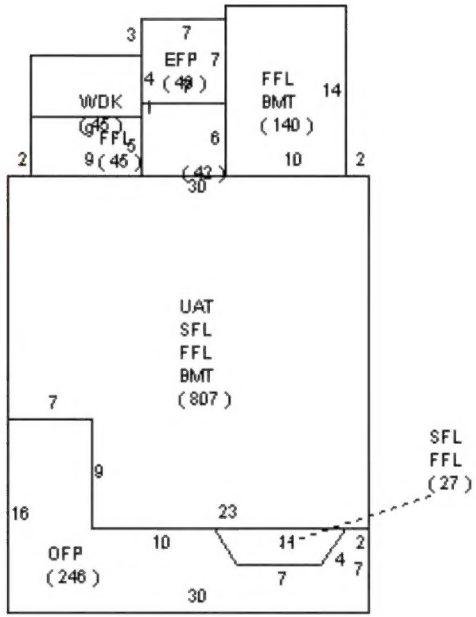
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	173.96
Special Features:	0	Val/Su Net:	117.98
Final Total:	394300	Val/Su SzAd	212.79

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,019	158.150	161,153
BMT	Basement	947	47.440	44,930
SFL	Second Floor	834	158.150	131,896
OFP	Open Porch	246	23.200	5,708
UAT	Upper Attic	202	63.260	12,763
EFP	Enclos Porch	49	72.590	3,557
WDK	Deck	45	16.000	720
	Net Sketched Area:	3,342	Total:	360,727
Size Ad	1853	Gross Area	3947	FinArea 1853

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

042.0-0006-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X19	F	FR	1925	25.34	T	50	101			2,400			2,400

More:	N	Total Yard Items:	2,400	Total Special Featues:		Total:	2,400

IMAGE

AssessPro Patriot Properties, Inc